



**Horsforth Mill Low Lane, Horsforth Leeds LS18 4GS**

**welcome to**

**Horsforth Mill Low Lane, Horsforth Leeds**

\*Guide Price £240,000 - £250,000\* Modern Living in Horsforth Mill!

A stylish second-floor apartment in a sought-after gated development with communal gardens and parking. Spacious open-plan living, two double bedrooms, en-suite, and lift access – ready to move straight in!



## Horsforth Mill

A stylish and modern second-floor apartment offering ready-to-move-into accommodation within this sought-after development in a popular Horsforth location. Close to local amenities and excellent transport links, Horsforth Mill is set within a beautifully restored Edwardian textile mill (built c.1903) and provides a secure gated community with access to attractive communal gardens, allocated parking, and visitor spaces.

The building features a secure fob-entry system and lift access to all floors. Inside, the apartment is spacious and comprises: entrance hallway, open-plan living area with a contemporary kitchen, two double bedrooms (one with an en-suite shower room), and an additional modern shower room. Internal viewing is a must!

## Ground Floor

Communal entrance with secure fob entry and lift access to upper floors

## Second Floor

### Entrance Hallway

A spacious and welcoming hallway with wood flooring and useful storage cupboard.

### Open Plan Living Area

28' 2" x 15' 7" ( 8.59m x 4.75m )

### Lounge

A bright and spacious room featuring wooden flooring, an electric radiator, ceiling spotlights, and ample space for both a living area and dining table. Four large windows flood the space with natural light. Attractive wooden flooring running throughout.

### Kitchen

The modern and stylish kitchen area provides a range of wall and base units with corian work tops over, stainless steel sink unit with mixer tap. A range of integrated appliances includes; Oven, electric hob, fridge freezer, microwave and dishwasher.

## Bedroom One

14' 1" x 8' 2" ( 4.29m x 2.49m )

A spacious double bedroom with radiator, window and access to the ensuite

## Ensuite

The part tiled ensuite comprises; enclosed shower cubicle with glass screen, low flush wc, wash basin, heated towel rail and extractor

## Bedroom Two

14' 1" x 8' 10" ( 4.29m x 2.69m )

A second double bedroom with radiator and window

## Shower Room

The modern shower room comprises; large shower enclosure with glass screen, wash basin, low flush wc, heated towel rail and vinyl flooring

## Outside

Set within a secure, gated development there is access to well maintained communal gardens. The apartment comes with an allocated parking space plus additional visitor parking.

## Leasehold Information

This property is leasehold with a term of; Term - 125 years from and including 1st January 2018

Current annual ground rent - £250

Current annual service charge - £1,680

We highly advise these terms and charges are checked by your legal representative.



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## Horsforth Mill Low Lane, Horsforth Leeds

- Popular Horsforth Location
- Restored Edwardian Mill (c.1903)
- Secure Gated Community with Communal Gardens
- Allocated & Visitor Parking
- Two Double Bedrooms, One en-suite

Tenure: Leasehold EPC Rating: E

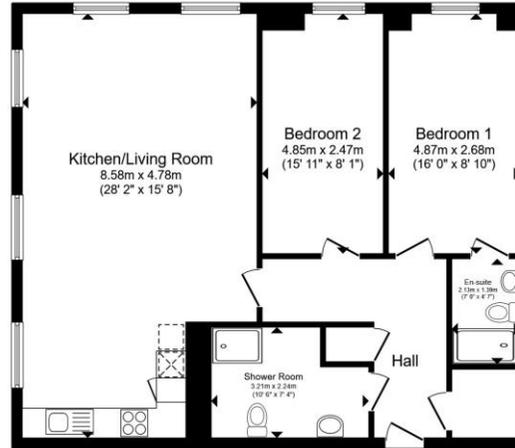
Council Tax Band: C Service Charge: 1680.00

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£240,000 - £250,000**



Total floor area 86.8 m<sup>2</sup> (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFT107352 - 0003

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